BILL GARRETT, Davidson County
Trans:T20160034986 DEEDWARR
Recvd: 04/28/16 09:50 2 pgs
Fees:13.00 Taxes:377.40

20160428-0041382

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Jorge L. Cruz Caro
Affiant

Subscribed and sworn to before me, this 26TH DAY OF APRIL, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge L. Cruz Caro, an unmarried man	Peoples Home Equity	05102003200
	(NAME)	
415 Port Drive	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Hector M. Sando, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jorge L. Cruz Caro, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NUMBER 5 ON THE UNRECORDED PLAN OF THE GAMMEL PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF PORT DRIVE AT THE NORTHWEST CORNER OF TRACT NUMBER 4 CONVEYED TO THE TRUSTEES OF BIBLE MISSIONARY CHURCH, BY DEED FROM ZEKE C. GAMMEL AND WIFE, OF RECORD IN BOOK 3612, PAGE 181, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHEASTERLY MARGIN OF SAID DRIVE, NORTH 24 DEGREES 02 MINUTES EAST (CALL NORTHEASTWARDLY IN PRIOR DEEDS) 100 FEET TO THE SOUTHWEST CORNER OF TRACT NUMBER 6 CONVEYED TO BEULAH KNIGHT WATROUS, BY DEED FROM ZEKE C. GAMMEL, OF RECORD IN BOOK 3569, PAGE 461, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID WATROUS'S SOUTHERN BOUNDARY LINE SOUTH 66 DEGREES 55 MINUTES EAST 477.8 FEET; THENCE SOUTH 03 DEGREES 23 MINUTES WEST 101.7 FEET; THENCE NORTH 88 DEGREES 44 MINUTES WEST 174.9 FEET TO SAID CHURCH'S EASTERN CORNER; THENCE WITH SAID CHURCH'S LINE NORTH 57 DEGREES 06 MINUTES WEST 356.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HECTOR M. SANDO, BY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, OF RECORD IN INSTRUMENT NO. 20110926-0074096, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 415 Port Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the

WARRANTY DEED
(Continued)

lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of April, 2016.

Hector M. Sando

STATE OF Tennessee

COUNTY OF Davidson

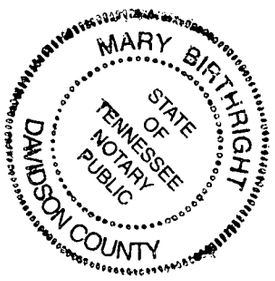
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hector M. Sando, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072